



Gloucester Circus, SE10

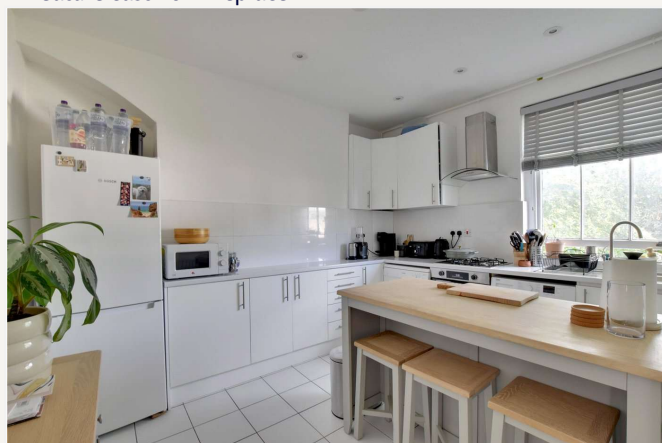
£475,000 *Share of Freehold*



A fabulous and recently refurbished one-bedroom conversion flat, forming part of this stunning Grade II listed Georgian house, superbly positioned on Gloucester Circus, arguably one of the finest addresses in Greenwich and indeed South East London. Measuring approximately 587 sq ft, the property combines elegant period character with contemporary finishes and enjoys an enviable position just moments from the magnificent Greenwich Park, home to the Royal Observatory.

KEY FEATURES

- Fabulous one-bedroom conversion
- Recently refurbished throughout
- Grade II listed Georgian house
- Approximately 587 sq ft
- Prime Gloucester Circus location
- Lovely 17ft reception room
- Feature cast iron fireplace



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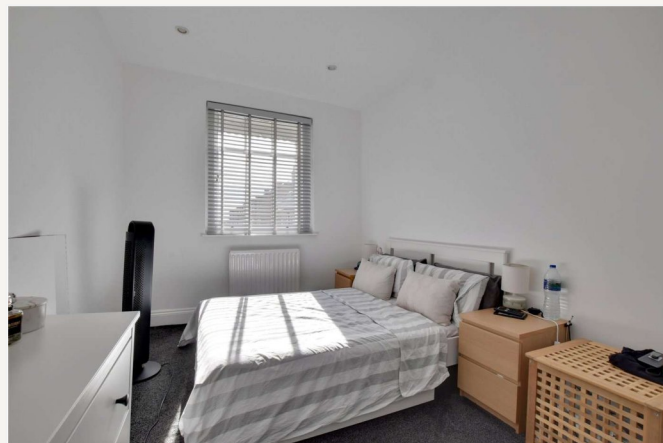
for every step...



Refurbished within the last few years, the beautifully presented accommodation briefly comprises a lovely 17ft reception room featuring an attractive fireplace with cast iron insert, creating a charming focal point to the room. There is also a particularly well-proportioned 12ft kitchen/breakfast room, offering ample storage and generous worktop space, a spacious 12ft double bedroom and a lovely modern shower room.

Gloucester Circus is quite simply a superb location, perfectly placed within the heart of historic West Greenwich and moments from the open spaces of Greenwich Park. The Royal Observatory, National Maritime Museum, Royal Naval College, Cutty Sark and bustling Greenwich Market are all within easy walking distance, while the area's excellent selection of independent shops, cafés, restaurants and bars are close by. Greenwich mainline station and DLR also provide superb transport links into central London and beyond.

An exceptional period conversion in one of Greenwich's most sought-after settings, offering a wonderful combination of Georgian character, generous proportions and modern presentation.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: tbc
Service Charge: tbc
Council Tax Band: D
EPC rating: C
Is the property listed: Property is listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

For more information, scan the QR code or visit the link below



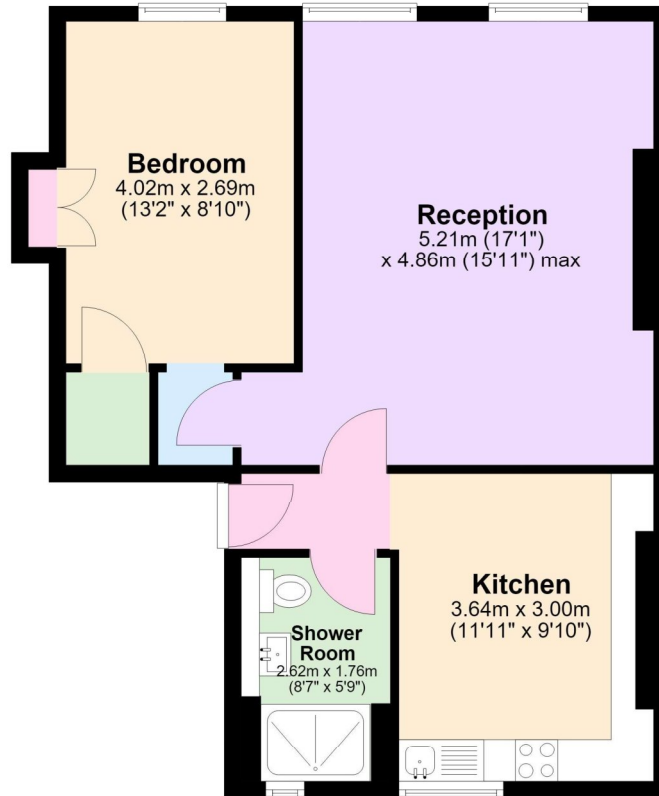
<https://www.winkworth.co.uk/sale/property/GRE210107>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Second Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

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